

1/27/11 3:02:35  
DK W BK 651 PG 107  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## SPECIAL WARRANTY DEED

Indexing Instructions: *LOT 74, Section 'A',  
BROOK HOLLOW Division*

De Soto County, MS

PREPARED BY:

*TD10 - 034639 CMB*

John O. Windsor, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

GRANTOR:

HSBC MORTGAGE SERVICES, INC.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768  
*(909) 397-3072*

RETURN TO:

MARK MILAM AND PHYLLIS MILAM  
6883 RANCH RIDGE COVE WEST  
WALL, MS 38680

GRANTEES:

MARK MILAM AND PHYLLIS MILAM  
6883 RANCH RIDGE COVE WEST  
WALL, MS 38680  
*(901) 854-5413*

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HSBC MORTGAGE SERVICES, INC. (herein referred to as Grantor), does hereby sell, convey and specially warrant MARK MILAM AND PHYLLIS MILAM, HUSBAND AND WIFE (herein referred to as Grantees), the following described property located and situated in De Soto County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

*Lot 74, Section A, Brook Hollow S-2, located in Section 24  
Township 1 South, Range 8 West City of Southaven, DeSoto County  
Mississippi, Plat OK 9, PG 8*

THIS CONVEYANCE is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

*MCSP*

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IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 10 day of Jan, 2011.

HSBC MORTGAGE SERVICES, INC.

BY

Maria I. Ortega  
Asst. Vice President

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On 1-10-11 before me, K. L. Chavez, personally appeared Maria I. Ortega, who provided to me on the basis of satisfactory evidence to be ~~Asst. Vice President~~ Asst. Vice President name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

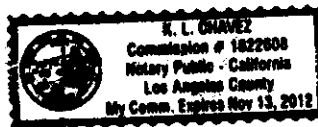
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. L. Chavez

Notary Public K. L. Chavez

Commission expires NOV 13, 2012



Our File No. ANA201015850

**EXHIBIT A**

**LEGAL DESCRIPTION**

**DE SOTO**

A CERTAIN TRACTS OR PARCELS OF LAND IN COUNTY, STATE OF MISSISSIPPI,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 74, SECTION "A", BROOK HOLLOW SUBDIVISION, LOCATED IN SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 8 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY,  
MISSISSIPPI, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7, PAGE 8, IN THE  
CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PROPERTY CONVEYED TO HSBC MORTGAGE SERVICES, INC AS  
SHOWN IN QUIT CLAIM DEED OF RECORD IN BOOK 639, PAGE 31 DATED JULY 29,  
2010 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

PARCEL IN NO.: 1086-2409-0-00074

PROPERTY COMMONLY KNOWN AS: 8144 OAKBROOK, SOUTH HAVEN, MS 38671